GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
TO LEASE NO. GS-05B-18275

ADDRESS OF PREMISES
Arbor Gate
2501 West Beltline Highway
Madison, Wisconsin 53713-2318

THIS AGREEMENT, made and entered into this date by and between
Arbor Gate Development LLC
whose address is
3001 West Beltline Highway
Suite 202
Madison, Wisconsin 53713

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by both parties:

This Supplemental Lease Agreement (SLA) Number 1 is issued to correct (1) the lease number on page 1 of the SF2 dated January 19, 2010 and (2) the broker commission and Government commission credit as provided for in paragraph 28 of the lease dated January 19, 2010. Therefore the following changes have been made to the Standard Form 2 ("SF2"):

The Lease No. provided for at the top of page 1 of the Lease dated January 19, 2010 (GS-05B-18274) is hereby amended to reflect the correct Lease No. of GS-05B-18275.

Continued on Page 2.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: ARBOR GATE DEVELOPMENT LLC

[Signature]  
Vice President  
(Title)

IN THE PRESENCE OF

[Signature]  
(Address)

UNITED STATES OF AMERICA

[Signature]  
CONTRACTING OFFICER  
(Official Title)

GSA Form 276 (Jul 67)
Paragraph 28 of the Lease is hereby deleted and replaced with the following:

28. The Lessor and the Broker (CB Richard Ellis) have agreed to a cooperating lease commission of \[ \text{percent of the Aggregate Lease Value as defined in the Broker Commission Letter dated July 21, 2009. The total amount of the commission is } \text{amount} \] (See below). In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forgo \[ \text{percent of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is } \text{amount} \] (See below). The Lessor agrees to pay the Commission less the Commission Credit \[ \text{amount} \] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. Total commission is subject to rental cost based on final accepted square feet.

### Lump Sum and Broker Credit Calculation

<table>
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<tr>
<th>Rentable SF</th>
<th>Rental Rate per RSF</th>
<th>Firm Period</th>
<th>Broker %</th>
<th>Total Lump Sum</th>
<th>Rebate</th>
<th>Commission Credit</th>
<th>Broker Commission</th>
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*The Rental Rate per RSF increases $0.50 per RSF annually.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent.

First Month’s Rental Payment $26,868.666 minus prorated Commission Credit of \[ \text{amount} \] equals \[ \text{amount} \] adjusted First Month’s rent.

Second Month’s Rental Payment $26,868.666 minus prorated Commission Credit of \[ \text{amount} \] equals \[ \text{amount} \] adjusted Second Month’s rent.

\[ \text{Government Date } 3-17-10 \]
\[ \text{Lessor Date } 2-15-2010 \]